

3036 33A Street SE
Calgary, Alberta

MLS # A2175637



\$549,900

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	959 sq.ft.	Age:	1971 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings

Discover this exceptional investment property, ideally situated near downtown, schools, shopping, and public transit. This home offers significant potential for investors seeking positive cash flow. Recent renovations on the main level enhance the property's appeal and include: all new flooring (including subfloor, doors, trim, blown-in insulation, upgraded bath fan, new microwave, all new smart led lighting (Alexa and Siri capable)). On the lower level you'll also find new floors, carpet, underlay, trim, doors, and an upgraded bath fan. The main level features a stylish open-concept kitchen, a cozy dining nook, abundant natural light, a spacious family room, two generous bedrooms, laundry facilities, and a 4pc bathroom. The lower level, while currently configured as an illegal suite, presents an opportunity for flexible living arrangements or additional rental income. It includes a separate entrance, a fully equipped kitchen, two roomy bedrooms, a bathroom, and laundry facilities. The exterior is adorned with mature trees, a dedicated garden space, and a single-car garage. Both tenants are exceptional and would prefer to stay long-term. This is the perfect property to add to your real estate investment portfolio! Call today to schedule a private tour.